

FOR LEASE

THE OFFICES AT WEST HICKORY

215 W HICKORY ST, DENTON, TX 76201

VERUS
COMMERCIAL



PROPERTY DESCRIPTION

The Offices at West Hickory is Denton's newest Downtown professional office opportunity.

Located just off the beautiful Historic Downtown Denton Square, office users are within walking distance of all the Downtown Denton area offers. The property has undergone a complete interior and exterior remodel, and tenants are sure to love the "New Meets Old" look and feel.

In addition to an excellent and highly sought-after location, The Offices also benefit from a dedicated parking lot, a rarity for Downtown properties. Class A finish-outs and wide range of suite sizes are well suited for various professional uses.



OFFERING SUMMARY

Lease Rate:	See Available Spaces
Available SF:	394 - 8,168 SF
Building Size:	22,407 SF

GREG JOHNSON

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BRAD TYNDALL

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KRISTOFER SMITH

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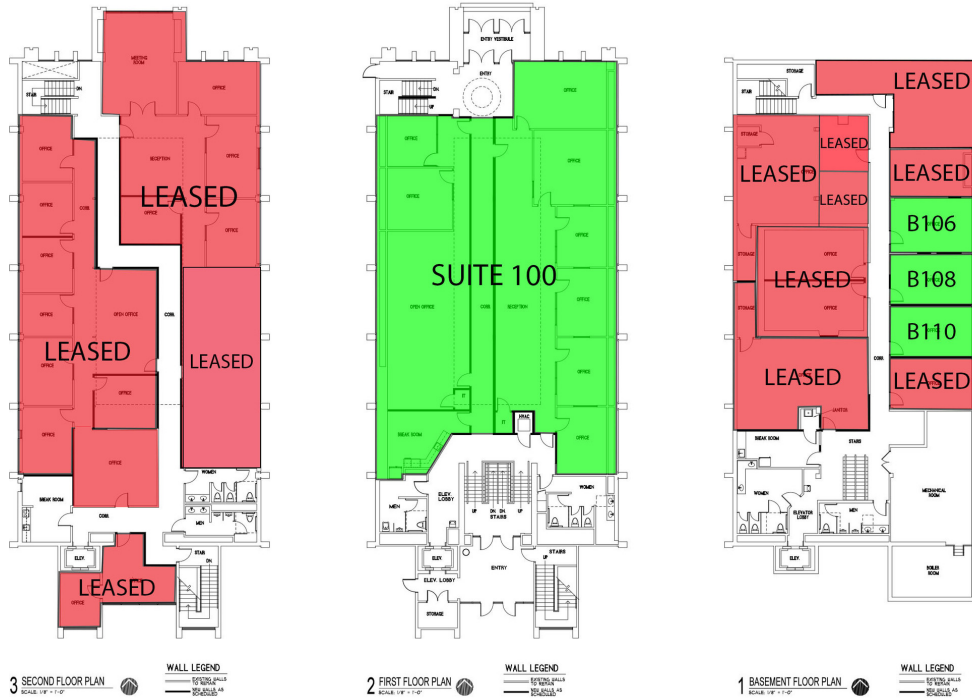
INFORMATION ABOUT BROKERAGE SERVICES LINK
<https://www.trec.texas.gov/forms/information-about-brokerage-services>

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	Available	8,168 SF	NNN	\$18.00 SF/yr	8 Private Offices, Reception, Break Room
Suite 210	Leased	2,744 SF	Leased	Leased	4 Private Offices, Reception, Conference Room
Suite 220	Leased	3,324 SF	Leased	Leased	7 Private Offices and 1 Flex Space
Suite 240	Leased	530 SF	Leased	Leased	2 Private Offices
B102	Leased	1,178 SF	Leased	Leased	Executive Suite
B105	Leased	1,106 SF	Leased	Leased	Full Service Executive Suite
B106	Available	427 SF	Full Service	\$699 per month	Full Service Executive Suite
B107	Leased	178 SF	Full Service	Leased	Full Service Executive Suite
B108	Available	394 SF	Full Service	\$699 per month	Full Service Executive Suite
B110	Available	403 SF	NNN	\$699 per month	Executive Suite
B111	Leased	1,238 SF	Leased	Leased	Executive Suite
B112	Leased	490 SF	Leased	Leased	Full Service Executive Suite

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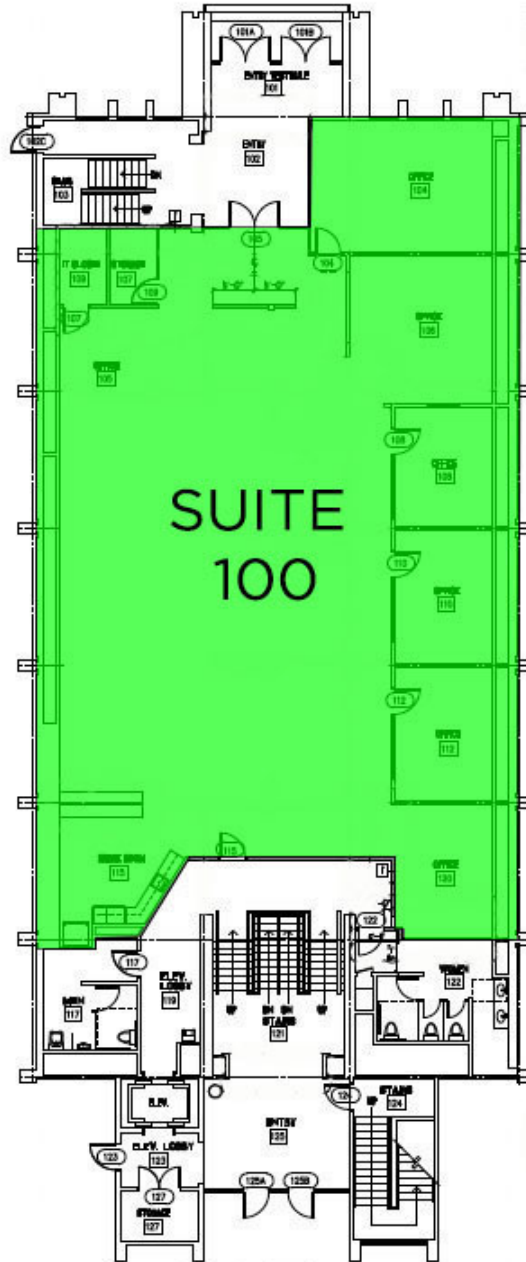
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FOR LEASE

1ST FLOOR SINGLE-TENANT FLOORPLAN

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1st Floor
Single-Tenant Floorplan

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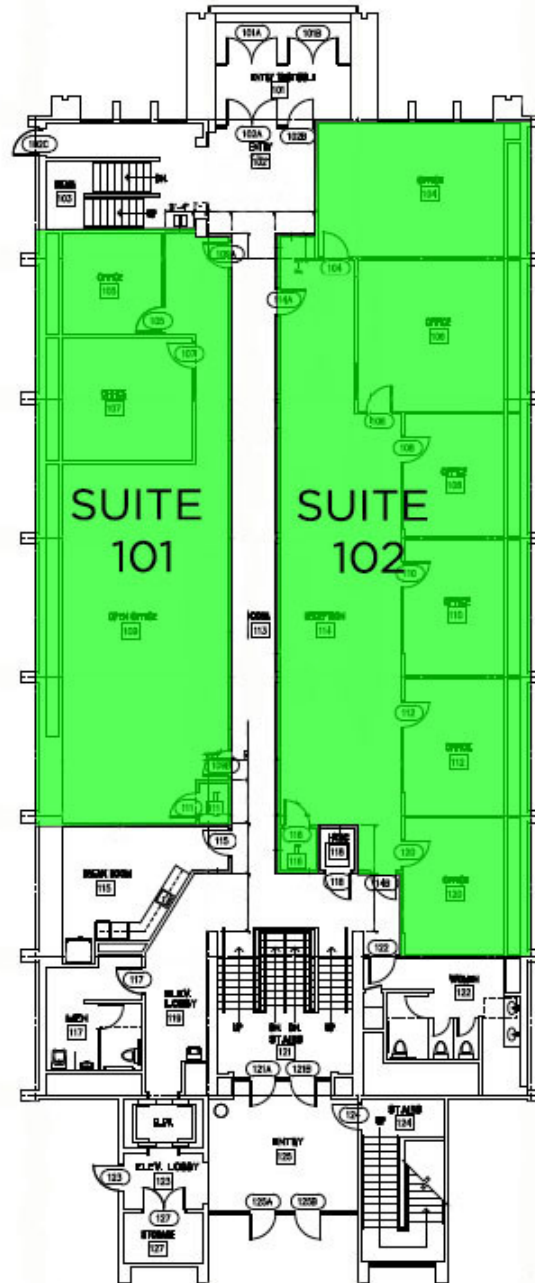
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FOR LEASE

1ST FLOOR MULTI-TENANT FLOORPLAN

215 W HICKORY ST, DENTON, TX 76201

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1st Floor
Multi-Tenant Floorplan

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LOCATION INFORMATION

Building Name	The Offices at West Hickory
Street Address	215 W Hickory St
City, State, Zip	Denton, TX 76201
County/Township	Denton

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building

BUILDING INFORMATION

Building Size	22,407 SF
Building Class	A
Load Factor	Yes
Free Standing	Yes

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